

TERMS OF SALE:

Bidder's deposit of \$1,000.00 or ten percent (10%) of the purchase price, whichever is greater, in cash, cashiers or certified check, made payable to *Clerk, Fauquier County Circuit Court*, as to each parcel. Special Commissioner of Sale reserves the right to withdraw from sale any property listed or to sell at this auction properties not listed and reserves the right to reject any bid declaring "No Sale" after the last bid received on each parcel.

The sale of each parcel is subject to the approval and confirmation of the Court. Written bids accompanied by a cashier's or certified check for \$1,000.00 or ten percent (10%) of the purchase price, whichever is greater, will be received at any time prior to the date of sale, payable to *Clerk, Fauquier County Circuit Court*, and delivered to Jeanette A. Irby, Assistant County Attorney and Special Commissioner of Sale, 10 Hotel Street, Warrenton, Virginia, 20186. In the event that the purchase price for a parcel is less than \$1,000.00 the entire amount is due prior to the date of sale. Once the highest bid for each sale is approved and confirmed by the Court, the balance due will be payable within thirty (30) days from the date of confirmation of the sale by the Fauquier County Circuit Court.

Properties are offered for sale *as-is*, with all faults and without any warranty either express or implied. The property is available for inspection and bidders are strongly encouraged to make their own inspection to determine the suitability of the property and to bid accordingly. Any costs incurred by bidder to inspect the property are at the expense of the bidder and are non-refundable. Properties will be conveyed by Deed with Special Warranty of Title. Any costs of title search and all recording costs, including grantor's tax, will be at the expense of the purchaser. Announcements made the day of sale take precedence over any prior written or verbal terms of sale. "Date of Sale" is the date set for the public auction as advertised.

These proceedings are for the sale of real property for payment of delinquent taxes under the provisions of § 58.1-3965, *et seq.*, of the *Code of Virginia*, and are judicial sales under Court order. Parcels to be sold are identified below by parcel number, Fauquier County Parcel Identification Number (PIN), Circuit Court Chancery Number, and a brief description. More complete information can be obtained by examining the Court files in the Clerk's Office of the Circuit Court of Fauquier County, or by contacting Jeanette A. Irby, Assistant County Attorney and Special Commissioner of Sale, 10 Hotel Street, Warrenton, Virginia, 20186, (540) 347-8778; jeanette.irby@fauquiercounty.gov.